

Brownfield Revitalization

Orvieto Family Apartments



Above: Artist rendering

The California Department of Toxic Substances Control (DTSC) is providing a Revolving Loan Fund (RLF) subgrant of \$525,000 to the city of San Jose to support its efforts to clean up and develop a local brownfields site. The funds will be used to help accelerate, clean up and pave the way for the development of the Orvieto Family Apartments project, a low-income housing project located at 80 Montecito Vista Drive, San Jose.

The site, which was formerly an automotive salvage yard, is approximately 1.7 acres, with no trees or structures, within the city of San Jose.

The U.S. Environmental Protection Agency provided the funds through a brownfields grant to DTSC. The \$525,000 subgrant will be used to remove and haul away soil contaminated with heavy metals, petroleum hydrocarbons, asbestos and polychlorinated biphenyls (PCBs).

The proposed four-story structure is expected to open in late 2011. It will result in 92 affordable family apartment units within a master-planned community known as the Montecito Vista Urban Village development. This will include eight distinct phases consisting of condominiums, apartments, attached townhouses, a 2-acre park and 18,000 square feet of retail space.

During construction, the project will benefit the community by creating approximately 139 local jobs in San Jose the first year. It will support 35 jobs each year after construction.

Project Benefits:

- 92 New apartment homes
- 100% below market-rate units
- A transit-oriented urban neighborhood in place of vacant property
- Removal of approximately 6,000 to 8,000 cubic yards of contaminated soil from the environment

Economic Benefits:

- 139 new construction jobs the first year
- 35 new permanent jobs upon completion